

BOOK 879 PAGE 551

- 3 -

Earl Eby South 61° 36' East 204.8 feet to a planted stone, thence with the lands of the Grantors North 30° 45' East 132.8 feet to an iron pin, thence North 57° 21' West 454.5 feet to an iron pin, thence North 30° 44' East 468.0 feet to the place of beginning, containing 13.7944 acres of land, more or less.

BEING the same real estate that was conveyed unto the Grantors by Mary E. Manahan, Widow, by deed dated March 10, 1961, and recorded in Liber 657, folio 471, one of the Land Records aforesaid.

TOGETHER with all the buildings and improvements thereon and all rights, ways, waters, easements and appurtenances thereunto belonging or in anywise appertaining SUBJECT, HOWEVER, to the right-of-way granted to Charles E. and Mary E. Swope dated October 3, 1960, and recorded among the Land Records of Frederick County, Maryland.

AND THE GRANTORS do hereby warrant specially the land hereby conveyed and covenant to execute such other and further assurances as may be requisite.

TO HAVE AND TO HOLD the above described real <sup>estate,</sup> real/ RESERVING, HOWEVER, a life estate unto the Grantors in the dwelling situate on Parcel I (a) unto Donald M. Manahan, in fee simple, forever.

WITNESS OUR HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE WRITTEN.

WITNESS:

Frederick J. Bower  
FREDERICK J. BOWER

Francis M. Manahan (SEAL)  
FRANCIS M. MANAHAN  
Nellie M. Manahan (SEAL)  
NELLIE M. MANAHAN  
By DONALD M. MANAHAN, Attorney  
in fact